



2 ROWAN WAY
LISVANE
CARDIFF CF14 0TB

OFFERS IN EXCESS OF
£800,000



DETACHED HOUSE



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MGY are delighted to offer for sale this detached family home in the sought after area of Lisvane. The property comprises porch, hallway, lounge, sitting room/play room, open plan kitchen/dining/living room, office, utility room and downstairs cloak room to the ground floor. Upstairs there are four double bedrooms, the master with dressing room and ensuite and a family bathroom. Outside there is parking for several cars to the front and an enclosed rear garden.

LOCATION

Lisvane is a sought after area located in North Cardiff and offers a number of local amenities with Coed Y Felin Woods and LLanishen & Lisvane Reservoir nearby. Lisvane village is within walking distance with St Denys Church, shops and The Black Griffin Inn. LLysfaen Primary is an excellent primary school located in the area.

PORCH

Entered via composite door. Large double glazed uPVC window to side with window tiled window seat. Tiled floor.

ENTRANCE HALL

Laminate flooring. Radiator. Stairs to first floor with under stairs recess. Wall mounted smart thermostat.

LOUNGE

19' 3" x 16' 7" (05.88m x 5.06m)
2 double glazed uPVC windows to front. 2 radiators. Inset electric fire.

SITTING ROOM/PLAY ROOM

15' 3" x 12' 1" (4.67m x 3.69m)
Large double glazed uPVC window to front. Radiator.

KITCHEN/DINING/LIVING ROOM

34' 2" x 18' 1" (10.43m x 5.52m)
A exceptional space ideal for entertaining. Large double glazed window overlooking rear. Bi- folding doors with inset blinds. Laminate flooring. Spotlights. A superb fitted kitchen with a wide range of base and wall units and central island, both with Quartz work surfaces. integrated double oven,

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,357 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

Neff induction hob with "premier range" extractor over. Hot water tap, Bosch dishwasher, full size fridge and freezer, wine chiller. Wood burning stove. Vertical radiator.

UTILITY ROOM

13' 11" x 5' 4" (4.26m x 1.64m)
Double glazed uPVC window to side. Plumbing and space for washing machine and tumble dryer. Base and wall units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Double glazed uPVC door to rear garden. Laminate flooring. Door to airing cupboard with Worcester boiler, hot water tank and with storage.

OFFICE

9' 2" x 6' 2" (2.81m x 1.89m)
Double glazed uPVC window to front. Laminate flooring. Radiator. Telephone point.

WC

Laminate flooring. Half tiled walls. W.c, wall hung wash hand basin with mixer tap.

FIRST FLOOR

LANDING AREA -

MASTER BEDROOM

18' 3" x 15' 10" (5.57m x 4.85m)
A simply stunning master bedroom. Large double glazed uPVC window overlooking rear garden. Radiator. Door to walk in dressing room and en-suite.

ENSUITE

7' 11" x 7' 11" (2.42m x 2.42m)
Obscured double glazed uPVC window to rear. Newly tiled walls and floor. Walk in shower with dual shower head. Vanity enclosed wash hand basin with mixer tap and storage below, w.c. Heated towel rail.

DRESSING ROOM

10' 2" x 8' 0" (3.12m x 2.45m)
Radiator. A wide variety of built in hanging and shelving.



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BEDROOM TWO

12' 5" x 12' 0" (3.81m x 3.66m)

Double glazed uPVC windows to front and side. Coved ceiling. Radiator.

BEDROOM THREE

13' 0" x 9' 5" (3.97m x 2.89m)

Double glazed uPVC window to front. Radiator.

BEDROOM FOUR

10' 7" x 9' 8" (3.25m x 2.97m)

FAMILY BATHROOM

10' 0" x 8' 6" (3.07m x 2.60m)

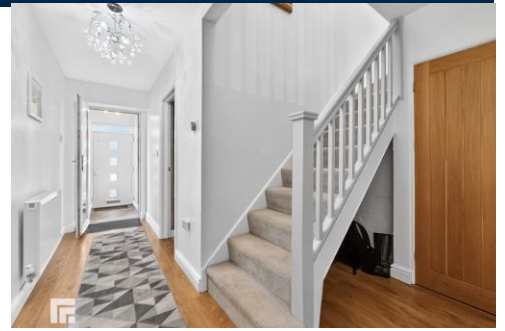
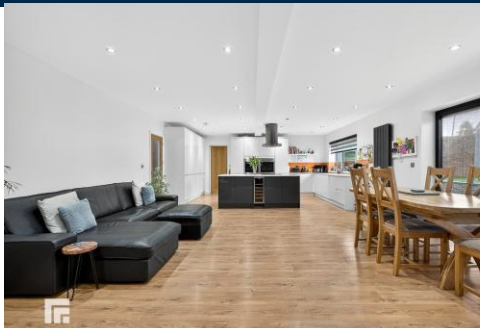
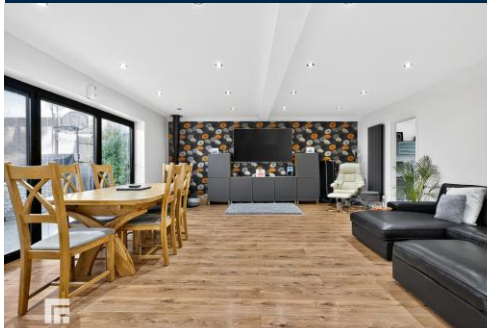
OUTSIDE

FRONT - Resin driveway with ample off road parking for several vehicles. Gate to side leading to rear.

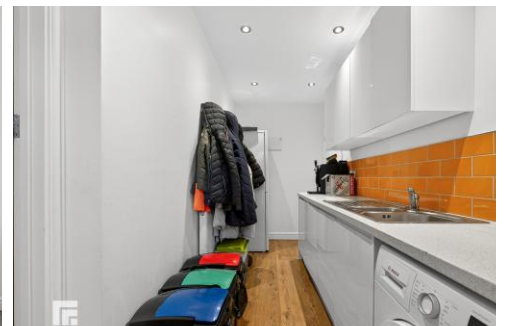
REAR - Gated to side leading to front. Resin seating area, raised area laid with artificial lawn.



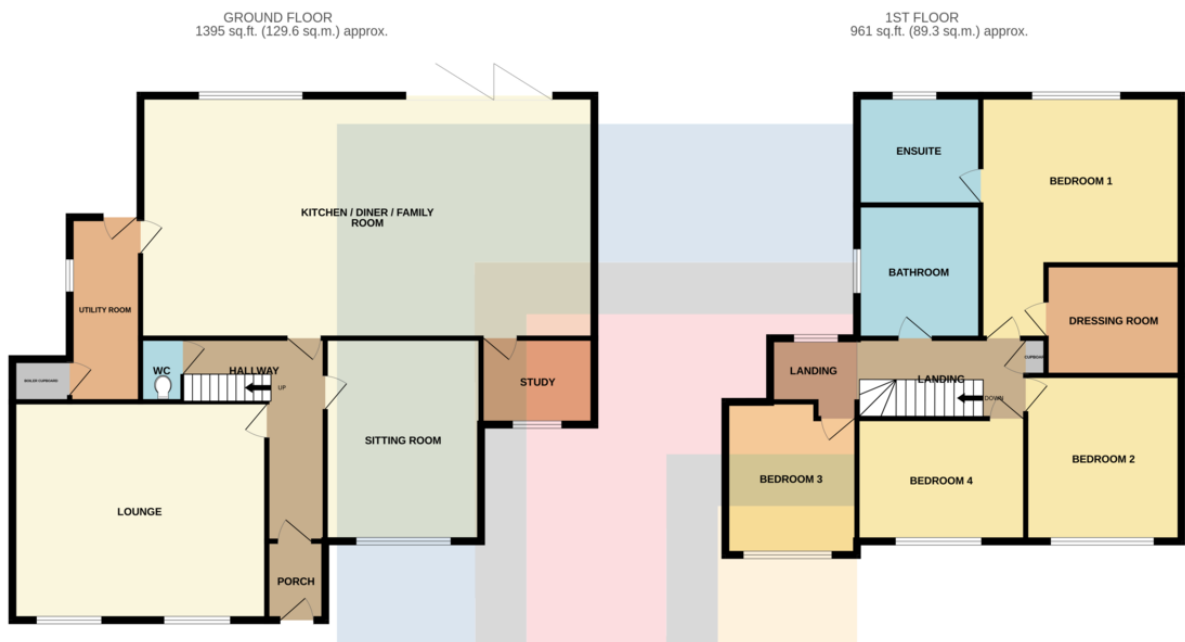
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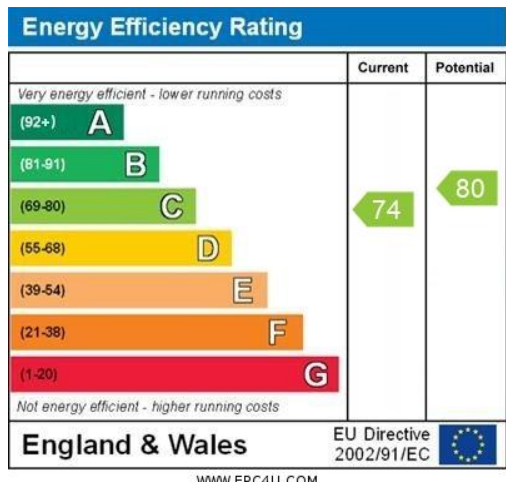
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TOTAL FLOOR AREA : 2357 sq.ft. (219.0 sq.m.) approx.

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BIRCHGROVE 029 2052 9026

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